

REAL ESTATE NEWS,
NOTES AND GOSSIPS. H. Stone Acquires Upper
Madison Ave. Parcel—Deal
on Lower West Side.

The Union Estates Company, S. H. Stone president, announces that it has purchased the six story and basement building, 50x90, at 645 and 647 Madison avenue, between Fifty-ninth and Sixtieth streets, from the Union Trust Company of San Francisco, Cal. The deal was negotiated by Marston & Co. The property has been held intact for fifty years. The owner of record is the estate of Marks Blaskower. It was held at \$410,000.

\$200,000 Deal on Lower West Side.
Wm. H. Whiting & Co. sold for the American Transfer Company its property at 22 to 30 Little West Twelfth street, consisting of a six story structure, 52x85.6, and the adjoining three story structure, 52x85.6, the latter parcel being a leasehold. The purchaser will occupy the premises. The combined parcels were held at \$200,000.

Other Sales in Manhattan.
Reimer Brothers, butter and egg dealers, purchased through W. J. Russell and Hugh R. Rainey from Frederick W. Rainey and others the three story building, 23x88, at 43 Jay street, between Washington and West streets. No. 45 adjoining was recently sold by the same brokers to Moudheim & Zeller, dealers in butter and eggs.

Alfred J. Rooney of Wood, Dolson & Co., Inc., sold for the Metropolitan Trust Company the three story dwelling, 16x58, at 429 Convent avenue.
E. L. Pakas sold the three and one-half story dwelling at 302 West Eighty-third street, 20x78.5, adjoining the southeast corner of West End avenue, which he acquired last November.
Bronger & Co. sold the three story dwelling at 252 East Forty-eighth street, 12x50, to Herman Drebes.
Spotts & Starr, Inc., sold for Mrs. Thomas the six story apartment with store at 417-419 West Forty-third street, 50x100. The property yields an annual rental of \$15,000 and was held at \$100,000.
James H. Crutcher sold for the Walter Longman the four story dwelling at 88 West 130th street, 20x100. Porter & Co. were the brokers.

Deals Revealed in Transfers.
The five story flat, 31x99.11, at 119 East 127th street, has been sold by Rose and Emily Steiner to Jacob Popell.
Peter Rohrs sold to John Wedemeyer the four story tenement, 23x100.5, at 608 West Fifth street.
The three story dwelling, 16x59.11, at 116 West 131st street, has been sold by Adelaide M. Davis to Horace Gardner.

\$1,600,000 Loan on P. O. Bldg.
The American Bond and Mortgage Company of Chicago, W. J. Moore president, made a first mortgage building and permanent loan of \$1,600,000 to the 34-50 Varick Street Corporation, J. R. Armstrong president, on 34 to 50 Varick street, through to St. John's lane for the erection of a five story modern fireproof structure to be used as a United States post office.

The property has a frontage of 234.4 feet on Varick street, a depth of 138.11 feet to St. John's lane, where the frontage is 240 feet. The plot contains 33,000 square feet of land and has been appraised for \$600,000. The building will have foundations sufficiently strong to add four additional stories. Robert Beck, vice-president and resident manager of the Longacre Engineering and Construction Company of New York and Chicago, has been awarded the general contract. The deal was negotiated by Lawrence, Blake & Jewell.

\$160,000 Garage Loan.
The Home Savings Bank has made a building and permanent loan of \$160,000 to the George Dose Engineering Company for the garage and service station being erected at 67 to 83 West Fifty-fifth street, and 528 to 532 West Fifty-sixth street, a site of 17,500 square feet and having frontages of 100 feet on each street, with a depth of 200.10 feet. The property is between Tenth and Eleventh avenues, and was sold by the Chanler estate eight months ago to Louis Gold, who resold it to the present owners.

Cross & Brown Company through its industrial department leased for twenty-one years, at an aggregate rental of approximately \$24,000, for the estate of Henry Meyer the six story and basement building at 328 to 332 East Twenty-third street, containing approximately 40,000 square feet. The lessees are the Hiltwell Accessories, Inc., manufacturers of metal products.

MISCELLANEOUS LEASES.
Frederick Fox & Co., Inc., leased lots in 771 Broadway to Schindler Brothers, 4299 Broadway, to Kramer & Nadler, in 777 Broadway to Jettler & Weinberger, and with E. M. Goodman in 40 to 46 West Twenty-fifth street to S. M. Line.
For the purpose of establishing its third Harlem branch store, the Masses Floral Company has leased for a period of forty-two years the two five story buildings, on plot 33.10x75, at 318 and 320 Lenox avenue, northeast corner of 126th street. The lessor is John M. Gardener.

BRONX TRANSACTIONS.
Harry Cahn resold to Sarah L. Price and Samuel Katz the northeast corner of 179th street and Vyse avenue, a five story apartment house arranged for twenty families. Edward Polak, Inc., was the broker.
A. C. Chesley Company, which is erecting a one story fireproof building if concerned in the two five story buildings, on plot 33.10x75, at 318 and 320 Lenox avenue, northeast corner of 126th street. The lessor is John M. Gardener.

BROOKLYN DEALS REPORTED.
Realty Associates sold to the B-A Realty Company, Inc., plot, 50x100, on the north side of Ellery street, 100 feet west of Marcy avenue, as a site for a one story garage covering the entire plot. The brokers were Frederick Huff and R. C. Humphrey.
Edward B. Kegel sold for the Brook-

lyn Bond and Mortgage Title Company the triangular corner building with stores, at the junction of Fulton and Somers streets.
Frederick W. Walker, Jr., with H. Winans resold the three story residence at 508 Third street, between Seventh and Eighth avenues.
E. T. Newman leased the following houses on the Park Slope: 827 President street, a three story, to Halvard Solberg; 466 First street to William Dobby and 473A First street to W. Sawyer.

William P. Jones and Charles K. Brounley sold for the Corn Exchange Bank to a private investor the ten lots, 20x47 each, on the west side of Barbery street, 56 feet north of Wortman avenue.

QUEENSBOROUGH MARKET.
J. Albert Johntra sold for James Webb a dwelling, 38x106, at 173 Chestnut street, Flushing, to Charles F. Lindeneau.

SUBURBAN TRANSACTIONS.
Fish & Marvin sold for the Larchmont Holding Company a plot of land on Bonnet avenue, Larchmont, to William H. Wright; and for John C. Du Mond and Lamira Du Mond their property on Poplar road, at Briarcliff Manor, N. Y., consisting of residence, outbuildings and one-half acre of land; also for Frank Ottman, a parcel of lots adjoining the Mamaroneck Avenue School to the Board of Education of Mamaroneck. The property will be developed for a playground.

Pell & Tibbitts leased to H. Nelson Slater of Boston, the waterfront estate of Stephen H. P. Pell on Manhasset Bay, at Sands Point, L. I.
James S. Weymans of Brooklyn has purchased the Hughes homestead and thirteen acres on Manfield avenue, Darien, Conn., and will remodel it for his own occupancy. The estate is near those owned by John McCormack, Mrs. E. S. Auchincloss and Howard S. Nielsen.

MARKET NOTINGS.
Hirsch & Friedman have moved their offices to 1133 Broadway, corner Twenty-sixth street, where they will specialize in the leasing of business property in the midtown section.
Robert Frances Realty Company is the buyer of the two five story apartment houses at 509 to 518 West 174th street, sold recently by H. T. Wood for the Bovina Realty Company.
Joseph P. Day will address the West Side Branch of the Y. M. C. A. at a dinner to be given at the Hotel Commodore this evening. He will speak on the "Psychology of Closing a Sale."
Frederick Dauber bought the four story dwelling at 567 West 161st street, sold through Joseph Nasimowitz and L. D. Kruer.

The next meeting of the Harlem Property Owners' Association will be held Thursday evening, February 3, at 67 West 125th street.

7 MINUTES TO PHONE OF FIRE.

Delay Involves \$20,000 Loss in Third Avenue.

John Whalen, fireman, of Truck No. 1 was transferring on the "L" station at 149th street and Third avenue yesterday morning when he noticed smoke coming from the Nonpareil Company women's clothing store in 2353 Third avenue. It took him seven minutes to get connected with Fire Headquarters by phone, he said. By the time the first apparatus was there Acting Deputy Chief Samuel Polling found it necessary to sound a second alarm.
The fire tied up service for an hour on the Third avenue, Melrose avenue and Westchester surface car lines. It destroyed the clothing store and the Lerner Waist Shop, in the same building; the adjoining building at 2361 Third avenue and heavily damaged the building at 2345 Third avenue and 2354 Melrose avenue. The total loss was placed at \$20,000.

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